

**WATERBURY PLANNING COMMISSION  
MEETING  
Wednesday, January 19, 2011  
Approved Minutes**

---

Members: Darren Higgins, Chair, Joel Baker, Jeff Whalen; Craig McKenzie, Jason Wulff  
Staff: Stephen Lotspeich, Alena Schnarr

---

Darren Higgins opened the meeting at 7:08 pm.

**REVIEW MINUTES**

The minutes of December 15, 2010 were reviewed.

**MOTION**

Joel Baker moved and Jeff Whalen seconded the motion to approve the minutes of December 15, 2010, as amended.

**VOTE**

The motion passed unanimously.

The minutes of January 5, 2011 were reviewed.

**MOTION**

Joel Baker moved and Craig McKenzie seconded the motion to approve the minutes of January 5, 2011, as amended.

**VOTE**

The motion passed unanimously.

**DISCUSS AMENDMENTS TO THE FLOOD HAZARD AREA REGULATIONS**

The draft amendments to the Flood Hazard Area Regulations and the comments from the public hearing held on January 5, 2011 were reviewed and discussed. Various changes to the draft were suggested.

The draft Flood Insurance Rate Maps (FIRM) were discussed. Steve Lotspeich stated that he is collecting documentation of the existing topography along S. Main St. and the side streets to help determine where there are inaccuracies in the proposed FIRM maps. Mr. Lotspeich will be setting up a meeting with the new manager and staff of the state flood hazard area office and her staff to discuss the concerns that have been raised about the inaccuracies of the new FIRM maps in Waterbury. Possible steps that the municipality and landowners can take with the Federal Emergency Management Agency (FEMA) will also be discussed.

Further consideration of the draft amendments was continued to the next Planning Commission meeting.

## **DISCUSS ZONING AMENDMENTS FOR ESTABLISHING A DEVELOPMENT REVIEW BOARD**

The Planning Commission reviewed the comments on the draft Zoning Amendments for Establishing a Development Review Board, from the Public Hearing held on January 5, 2011. Minor changes were made to the draft. Craig McKenzie had to leave the meeting.

### **MOTION:**

Joel Baker moved and Jeff Whalen seconded the motion to approve the draft Zoning Amendments for Establishing a Development Review Board as amended.

### **VOTE:**

All four members present voted in favor of the motion and it passed.

## **COMMUNICATION AND OUTREACH**

The Planning commission discussed reaching out to various community groups and members on a variety of issues. Reaching out to the Planning Commissions and other groups in adjacent towns such as Duxbury and Stowe was also discussed.

## **STATUS REPORT ON DRAFT SUBDIVISION REGULATIONS**

The sub-committee met on Tuesday, January 11<sup>th</sup> and developed an outline for a modified review process and submission requirements for the proposed Minor and Major subdivisions. An outline of a revised list of items for resource protection was also developed and discussed. The subcommittee will be meeting again soon to discuss a simplifying the stormwater, access, driveways, and roads sections of the draft. The subcommittee will continue reporting back to the full Planning commission on their progress in developing a new draft.

## **PLANNERS REPORT**

Steve Lotspeich reported on the following projects:

- The application to the National Park Service for the land conversion for the site for the proposed library on part of the community gardens area at Dascomb Rowe Field is in progress.
- An Act 250 application is being prepared for the Village property in the vicinity of the Ice Center. The applicant will include the town's materials storage area on the old dump site, a fenced in dog park, and the revision to a condition in the original Act 250 Land Use Permit for the Ice center regarding traffic.
- The Act 250 Land Use Permit for the revisions to the Ben & Jerry's site has been issued. The new layout of the entrance off Waterbury-Stowe Rd. and the access roads and parking areas on the site were discussed.

## **WATERBURY FAIR**

The Waterbury Fair will be held on Sunday, February 27<sup>th</sup> from noon to 3:00 p.m. at the Thatcher Brook Primary School. The Planning Commission decided to have their own table and display at the Fair. The members agreed to take turns manning the table during the Fair.

**ADJOURNMENT**

Meeting adjourned at 9:20 pm

Respectfully Submitted,

  
Stephen Lotspeich

\*\*THESE MINUTES WERE APPROVED ON February 2, 2011 \*\*